101.0	0007	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	575,400 /	575,400
					USE VALUE:	575,400 /	575,400
					ASSESSED:	575,400 /	575,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		TOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEVINSON STEPHANIE G/TRUSTEE
Owner 2:	STEPHANIE G LEVINSON REVOCABLE
Owner 3:	TRUST
Street 1:	38 TOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEVINSON STEPHANIE GAY -
Owner 2:	-
Street 1:	38 TOWER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Asbestos Exterior and 1212 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6457.000	145,800		429,600	575,400
Total Card	0.148	145,800		429,600	575,400
Total Parcel	0.148	145,800		429,600	575,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.75 | /Parcel: 474.75

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 65574
GIS Ref:
GIS Ref:
Insp Date: 02/12/14

!8134!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	145,800	0	6,457.	429,600	575,400		Year end	12/23/2021
2021	101	FV	140,600	0	6,457.	429,600	570,200		Year End Roll	12/10/2020
2020	101	FV	140,600	0	6,457.	429,600	570,200	570,200	Year End Roll	12/18/2019
2019	101	FV	122,900	0	6,457.	435,700	558,600	558,600	Year End Roll	1/3/2019
2018	101	FV	122,900	0	6,457.	325,300	448,200	448,200	Year End Roll	12/20/2017
2017	101	FV	122,900	0	6,457.	294,600	417,500	417,500	Year End Roll	1/3/2017
2016	101	FV	122,900	0	6,457.	282,300	405,200	405,200	Year End	1/4/2016
2015	101	FV	122,300	0	6,457.	239,300	361,600	361,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:47:40

LAST REV

Date	Time
11/09/17	17:23:16
ekelly	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 8134

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEVINSON STEPHA	1516-140		10/11/2017		1	No	No		
	953-22		1/1/1982		6	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2014	553	Redo Bat	9,000					
4/27/2012	538	Redo Kit	12,000					
4/14/1997	169		11,000					12X14 ROOM
2/12/1913	174	Manual	2,167					

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2014	Info Fm Prmt	PC	PHIL C
2/12/2014	Meas/Inspect	PC	PHIL C
2/20/2009	Meas/Inspect	189	PATRIOT
11/20/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
9/4/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65574
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6457		Sq. Ft.	Site		0	70.	0.95	5									429,598						429,600	

Total AC/HA:	0.14823	Total SF/SM:	6457	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	429,598	Spl Credit		Total:	429,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93090689
Adj $ / SQ:	125.672
Other Features:	59000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	211315
Depreciation:	65508
Depreciated Total:	145807

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

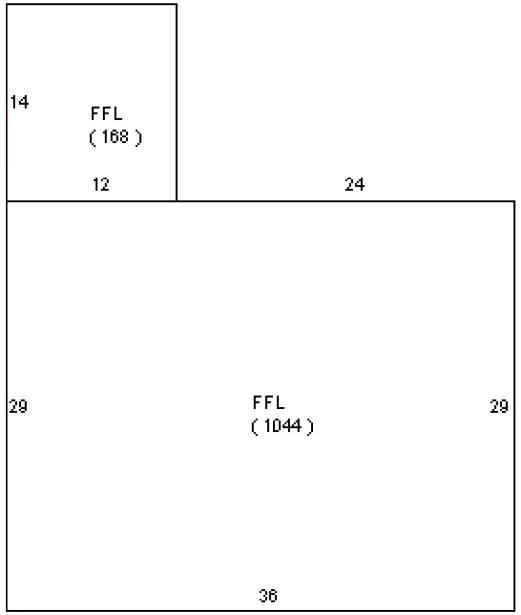
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	125.67
Special Features:	0	Val/Su Net:	120.30
Final Total:	145800	Val/Su SzAd	120.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,212	125.670	152,315
Net Sketched Area:		1,212	Total:	152,315
Size Ad	1212	Gross Area	1212	FinArea 1212

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: